

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker; Cassie Richardson

SUBJECT: Map & Text Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits
DATE: Thursday, February 19, 2026
TIME: 6:00 p.m. (Doors will open at 5:30)
PLACE: **JEFFERSON COUNTY COURTHOUSE, ROOM C2063**
311 S. CENTER AVE, JEFFERSON, WI 53549
OR Via Teams Videoconference

PETITIONERS OR MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS IF THEY CHOOSE NOT TO ATTEND IN PERSON:

Teams Meeting Information Link: Join the meeting now Meeting ID: 222 326 323 808 9 Passcode: fy37Vh3D
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1. Call to Order

The meeting was called to order at 6pm by Vice Chairman Nass.

2. Roll Call

Supervisors Nass, Foelker, and Poulson were present at 6pm. Chairman Jaeckel arrived at 6:24. Supervisor Richardson was absent. Also present were staff members Haley Nielsen and Trevor Quandt.

3. Certification of Compliance with Open Meetings Law

Supervisor Poulson verified the meeting was being held in compliance with Open Meetings Law.

4. Approval of Agenda

Motion by Supervisor Poulson to approve the agenda, seconded by Foelker. Motion passed 3-0.

5. Public Hearing

Nielsen read aloud the following:

NOTICE IS HEREBY GIVEN THAT the Jefferson County Planning and Zoning Committee will conduct a public hearing at 6 p.m. on Thursday, February 19, 2026, in Room C2063 of the Jefferson County Courthouse, Jefferson, Wisconsin. Members of the public will be allowed to be heard regarding any petition under consideration by the Planning and Zoning Committee. **PETITIONERS, OR THEIR REPRESENTATIVES SHALL BE PRESENT EITHER IN PERSON OR VIA TEAMS.** Matters to be heard are text amendments and petitions to amend the official zoning map, zoning ordinance text amendment and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files, which include staff finding of fact, are available for viewing between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, except holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

Decisions on Conditional Use Permits will be made on **February 23, 2026**

Recommendations by the Committee on Rezones will be made on **February 23, 2026**

Final decision will be made by the County Board on **March 10, 2026**

FROM A-1 EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

All are in accordance with ss. 22-339 – 22-350 of the Jefferson County Zoning Ordinance

R4663A-26 – Allen Carnes: Rezone from A-1 to A-3 to create a 1.0-acre residential lot at **N2824 Hardscrabble Road** in Town of Sullivan, PIN 026-0616-3622-002 (4.992 ac).

PETITIONER: Allen Carnes (324 Welsch Street, Delafield) presented as himself for this rezone. Wants to split off a residential lot. Would like to keep it on South end of property to be secluded from neighbors as they have farm animals. Driveway is existing but is not on the proposed lot.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Nielsen and in the file.

TOWN: Town of Sullivan approved 2-0.

R4664A-26 – Marty Foltz: Rezone 1.49-acres (Lot 1) from A-1 to A-3 to create a residential lot south of house at **N3468 Hardscrabble Road** in Town of Sullivan, PIN 026-0616-2442-000 (19.980 ac). Property is owned by Janet F Foltz.

PETITIONER: Martin Foltz (N3468 Hardscrabble Road) presented as himself for this rezone. Trying to do a farm consolidation and split off new lot. Trying to split off these lots in a way that preserves as much farmland as they can.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Nielsen and in the file.

Nielsen asked the petitioner to explain the request for 1.49 acres rather than the allowed maximum of one acre.

Petitioner responded, the 1.49-acre lot was made to clean up the lot line to avoid leaving a strip of farmland that is useless for farm equipment access.

TOWN: Town of Sullivan approved 2-0.

R4665A-26 – Marty Foltz: Rezone 2.8-acre lot from A-1 to A-3 as a farm consolidation (Lot 2) around existing house and outbuildings at **N3468 Hardscrabble Road** in Town of Sullivan, PIN 026-0616-2442-000 (19.980 ac). Property is owned by Janet F Foltz.

PETITIONER: Martin Foltz (N3468 Hardscrabble Road) presented as himself for this rezone. Same as explanation before. Tried to configure the existing house split to preserve as much farmland as possible.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Nielsen and in the file.

Nielsen asked when the house was built – 1950s.

Nielsen asked where the septic is located on the lot. – Septic is off the south side of the house, about 50 feet.

TOWN: Town of Sullivan approved 2-0.

CONDITIONAL USE PERMIT APPLICATIONS

All are in accordance with ss. 22-581 – 22-587 of the Jefferson County Zoning Ordinance

CU2187-25 – DLM Group: To update Conditional Use permit for existing golf course to allow for expansion for a restaurant and kitchen in an A-2 zone at **W4787 Yandry Road** in Town of Cold Spring, PIN 004-0515-1843-000 (30.912 ac).

PETITIONER: Romie Johnson (W4787 Yandry Road, Whitewater) presented for this rezone. Got a permit for kitchen did not know he needed updated permits. Working on getting permit for the addition.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Nielsen and in the file.

Nielsen asked –

- **What exactly are you requesting (Nielsen)?** Petitioner responded - when he bought the place a few years ago, a kitchen was put in for hot dogs and hamburgers. He wanted to have a bar & grill. The existing pavilion off the clubhouse was enclosed, and used to be closed in the winter, but now it will be open year-round to accommodate the bar and grill.
- **Any issues with hours as proposed by town (Golf & Bar 7a-10p and Restaurant 11a-8p) (Nielsen)?** He has no issues with the hours proposed by the town.
- **Can you speak to the advertising on Facebook for events that are outside of proposed business hours (Nielsen)? Specifically, night golf, which is advertised to begin at 11pm.** Was on leave for

a few months, he had people posting advertisements that were unaware of the Towns proposed hours of operations. He is the only person that will be making decisions from now on.

- **Days of operation (Nielsen)?** During the summer and spring, 7 days a week. In the winter, closed on Mondays and Tuesdays.
 - Application states 7 days a week
- **Will the driving range be open during the winter (Nielsen)?** Driving range is an automatic machine, which will operate all year.
- **Any new or additional signs (Nielsen)?** No new signs.
- **Any future additions or buildings (Nielsen)?** No plans to add new buildings or additions to existing buildings.
 - There appears to have been a recent addition to the building without the proper permits and approvals. Specifically, the outdoor area was enclosed and additional seating for the bar/restaurant was created as a result. When we visited the site last summer, we noted that the area was under construction but were told it would not be enclosed or added onto. This does not appear to be the case. **Please describe the work that was done (Nielsen).**

Petitioner responded, he received a permit for the kitchen, went to enclose the pavilion, and the inspector came out. **Who issued the permit for the kitchen (Nielsen)?** The Town of Cold Spring

- **Did you receive a permit from the local building inspector for the work that was done to the building (Nielsen)?** No.
- **With the addition creating additional seating, are you still within required code standards for max occupancy of the building (Nielsen)?** Yes, fire inspector came through to get some ideas, they said he needed to put an occupancy sign up.
- Nielsen explained, you will need to apply for zoning permit for the addition. We have yet to see a permit application for the addition. Petitioner responded – he knows that now but thought the building permit gets issued first.
- **Septic updates needed (Nielsen)?**
 - Application states working with Steindorf plumbing on design for replacement tanks
 - Petitioner responded – Todd Steindoff is working on the septic calculations
- **Any parking lot expansions planned (Nielsen)?** Petitioner responded – no.
- **What events will be hosted here (Nielsen)?** Petitioner responded – Golf outings, no other special events.
- **Will golf outings still be within the proposed Town hours (Nielsen)?** Yes.
- **Fundraisers at facility (Nielsen)?** No but if a club asked like a UTV club they might.
- **Live music (Nielsen)?** Not at this time.
- **Weddings or other private events at the facility (Nielsen)?** No, if someone wanted to have a pizza party in the dining room, he wouldn't say no.

TOWN: Town of Cold Spring approved the conditional use on a vote of 3-0 with a condition to amend the hours of operation as follows: Golf & Bar 7:00 a.m. – 10:00 p.m. and Restaurant 11:00 a.m. – 8:00 p.m.

CU2191-26 – Bryan & Lindsay Poredos: Conditional Use to allow for a 30' x 40' extensive onsite storage structure in an R-2 zone at **N3628 County Road K** in Town of Jefferson, PIN 014-0614-2312-011 (1.0 ac) & 014-0614-2312-012 (.987 ac).

PETITIONER: Bryan Poredos (N3628 County Road K) presented as himself for this Conditional use. Is looking to build a shed for personal use.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Nielsen and in the file.

Nielsen asked –

Outdoor lighting proposed? Standard on the building.

Any business use to occur? No.

Proposed bathroom/sink? No water or septic.

TOWN: Town of Jefferson approved 4-0.

CU2192-26 – Kosh Commercial LLC: Conditional Use to allow for a building and bathroom expansion for the existing event venue located at **W6760 Pond Road** in Town of Koshkonong, PIN 016-0514-2924-002 (2.554 ac).

PETITIONER: Sam Kemp (W6770 Pond Road) Looking to expand with a building and bathroom addition for extra space and with the intent to make the bathrooms easily accessible for guests.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Nielsen and in the file.

Nielsen asked –

Changes proposed to current operation? Will be adding weekday events, such as group workout classes for an hour or so. Not wedding events.

Hour of operation for weekday events? Existing wedding events end at 11pm. Non wedding events will be 8am to 8pm.

Number of guests for weekday events? Maybe 40.

Worked with a plumber on bathroom additions? Associated Septic is working on the permits.

TOWN: Town of Koshkonong approved of the conditional use on a vote of 5-0 to include request to add weekday non-wedding events.

CU2193-26 – Forest Enterprises LLC: Conditional Use to allow for the expansion of the existing landscaping business in an existing A-2 zone at **W8583 Finch Brothers Road** in Town of Lake Mills, PIN 018-0713-2112-000 (47.527 ac).

PETITIONER: Jason Forest (W8583 Finch Brothers Road). Looking to extend conditional use permit. Property is currently being used as described in 2005, as a landscaping and excavating company. Looking to replace existing buildings for safety and updating purposes. Continuing to use existing septic and water.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Nielsen and in the file.

Nielsen asked –

What will this replacement building be used for? This is a shop building now. It will be replaced for the same use, shop area, storage, bathroom.

Will there be need for new septic or will it be connected to the existing? Will use the existing.

Land use permits have been submitted? Yes.

Any proposed changes to the business, use, lighting, signage, hours? No using the property as is.

TOWN: Town of Lake Mills approved of the conditional use on a vote of 3-0.

ZONING ORDINANCE TEXT AMENDMENT

R4666T-26 – JEFFERSON COUNTY: To amend the existing County Zoning Ordinance to add a language that would allow for Accessory Dwelling Units.

PETITIONER: Planning and Zoning Committee

COMMENTS IN FAVOR:

Dave Lemke (N4870 County Road D). Son of retired builder and builds in different states. He has built quite a few ADUs. Wants to voice support that the County is adopting an ADU policy. The less restrictions put on it, the more it benefits affordable housing. Does not know if there needs to be a lot restriction. Explained differences in other states' restrictions compare to what is presented in the ordinance update for Jefferson County.

Brian Brutard (W1661 Gopher Hill Road). The way the private onsite waste treatment systems rules are structured essentially eliminates the ADUs because systems are sized for the number of bedrooms in the house and there is no room for expansion.

COMMENTS OPPOSED: None.

REBUTTAL: Nielsen responded to Brian Brutard regarding how the sizing of septic systems and regulation relates to the ADU ordinance.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Nielsen and in the file.

TOWN: 13 Towns voted yes, 1 Town voted no, and 2 Towns gave no response. The file includes recommended conditions and reasonings for approvals or denials.

6. Adjourn

Poulson made a motion to adjourn at 6:36pm, Foelker seconded and the meeting was adjourned by a vote of 4-0.

A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

Individuals requiring special accommodation for attendance at this meeting should contact the County Administrator 24 hours prior to the meeting at 920-674-7101 so appropriate arrangements can be made.

A digital recording of the meeting will be available in the Zoning Department upon request.